



Executive Summary

REGULAR MEETING BOARD OF SUPERVISORS

DATE: October 20, 2021

SUBMITTED BY: Scarlet Cantley

DEPARTMENT: Administration

ITEM TYPE: Discussion Item

AGENDA SECTION: REGULAR AGENDA

SUBJECT: Consider: Additional Proposed Charter Language regarding treatment of GL Homes' Property

BACKGROUND: Pursuant to its Special Act, District was authorized by the Florida Legislature to study the feasibility of incorporation, including preparation of a Village Charter. The Board of Supervisors accepted the recommended Village Charter, with the understanding that details of certain complex issues dealing with application of the Village's Comprehensive Plan and Land Development Regulations (LDRs) to and annexation of GL Homes' property were unresolved. These Charter provisions would be revised as soon as an understanding was reached with GL Homes. District Legal Counsel was directed to work with GL Homes to finalize language. The suggested language has been reviewed and approved by GL Homes.

The Proposed Draft Village Charter, Section 11 (Referendum Election; Transition), Subsection 7 (Transitional Comprehensive Plan), Paragraph "b" (copy attached) deals specifically with treatment of GL Homes' property. The key provisions are as follows:

- **Application of Land Development Regulations (LDRs)**. Unless GL or a successor agrees otherwise, GL property will remain subject to Palm Beach County LDRs for a period of 60 months (5 years) from the date the

Village adopts its own LDRs. During this “Transition Period”, all development orders and permits affecting GL property will continue to be issued by the County. The County may change the PUD Master Plan, but any changes may not increase the PUD’s gross residential density or non-residential intensity without Village approval.

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- **Annexation of GL Property.** GL has agreed to allow one of its development “Pods” to be included within the Village’s initial boundaries (Pod “A”, aka the “Cowan Parcel”). The remainder of GL’s property will remain unincorporated until formally annexed in the manner provided in section 171.044, F.S. The municipality shall not annex GL property except on a Pod-by-Pod basis as building permits are issued by the County. (The “1st Amendment to the Unit Formation Agreement” establishes the notification process for issuance of building permits.)
- **Further Assurances.** In order to give GL further confidence in the predictability of land development regulation, the provisions of the Charter dealing with **application of LDRs** may not be amended during the Transition Period except by a super majority vote of the entire Village Council and a referendum approved by a majority of the Village’s registered electors. The limitations on amending the **annexation provisions** will remain in effect after the “Transition Period” expires.

FISCAL IMPACT: None

RECOMMENDATION: ACCEPT - The additional draft Charter language regarding GL Homes; and
REFER - The additional language to Louis Colantuoni, Jr.; Bob Morgan; and Elizabeth Accomando. for inclusion in Proposed Charter
Subject to Final Legal Review

ATTACHMENTS:

[21-1013 GL ITID Incorp 21-1009 VofL Charter Sec 7 Transitional Comp Plan CLEAN.pdf](#)